



**File:** A037/20

**Applicant:** Sanluc Corp.

**Address:** 7681 Hwy 27 Unit 18 Vaughan

**Agent:** Romanov Romanov Architects Inc.

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: N/A



Minor Variance  
Application

Agenda Item: 21

A037/20

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, June 11, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please see Important Information on next page for instructions or contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8585. Ext. 8332.

Written comments and public deputation requests must be received by noon on the last business day prior to the scheduled hearing.

**Applicant:** Sanluc Corp.

**Agent:** Romanov Romanov Architects Inc.

**Property:** 7681 Hwy 27 Unit 18, Vaughan

**Zoning:** The subject lands are zoned C7 9(1422) under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use", "Prestige Employment" and "General Employment"

**Related Files:** None

**Purpose:** Relief from the by-law is being requested to permit the construction of a proposed daycare in Unit 18.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum interior side yard setback of 15.0 metres is required to the institutional use.	1. To permit a minimum interior side yard setback of 7.0 metres to the institutional use (daycare).
2. A minimum front yard setback of 15.0 metres is required to the institutional use.	2. To permit a minimum front yard setback of 9.0 metres to the institutional use (daycare).
3. A maximum lot coverage of 20% is permitted	3. To permit a maximum lot coverage of 28.63%. (variance confirmed not required on June 3, 2020)

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit [www.vaughan.ca](https://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until noon on the last business day prior to the day of the scheduled Meeting.

**Committee of Adjustment:**  
Public notice was mailed on May 27, 2020

Applicant confirmed posting of signage on May 14, 2020

Property Information	
Existing Structures	Year Constructed
Building	2018

Applicant has advised that they cannot comply with By-law for the following reason(s): Existing building already constructed – commercial use. New tenant proposed daycare – institutional use

**Adjournment Request:** N/A

**Building Standards (Zoning Review):**  
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

The applicant shall be advised that additional variances may be required upon review of revised drawings for building permit/site plan approval.

**Building Inspections (Septic):**  
No comments or concerns

**Development Planning:**  
Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use", "Prestige Employment" and "General Employment"

The Owner is proposing to convert an existing unit into a day nursery with the above-noted variances. Site Development Application File DA.20.011 has been submitted to facilitate the outdoor play area related to a day nursery on the existing concrete pad and is currently under review by the Development Planning Department.

The introduction of the institutional use on the subject lands has triggered “technical” variances. While the day nursery use is permitted as-of-right by Zoning By-law 1-88, the use requires compliance with the institutional use setback requirements.

Variances 1 and 2 are considered minor as the setback requirements to the institutional use are a technical requirement but do not create any undesirable impacts within the site or to the adjacent properties. The interior and front yard setbacks of 7m and 9m, respectively, provides adequate separation from the adjacent employment use.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-Law and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application, subject to the following condition:

That Site Development Application File DA.20.011 be approved to the satisfaction of the Development Planning Department

**Development Engineering:**  
The Development Engineering (DE) Department does not object to variance application A037/20.

**Parks, Forestry and Horticulture Operations:**  
Development Application Request for Comments for DA.20.011

Forestry Staff have reviewed the Landscape Plan for the proposed mixed-use development concept for the above-mentioned site, received on 3/16/2020 and provide the following comments:

There is no significant woody vegetation that would warrant the need for a Private Property Tree Removal & Protection Permit pursuant to By-law 052-2018 within the proposed development site;

Vaughan Forestry has no further comments;

**By-Law and Compliance, Licensing and Permit Services:**  
No comment no concerns

**Financial Planning and Development Finance:**  
No comment no concerns

**Fire Department:**  
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence  
YRSCP 1351 – Condo Board Authorization

Schedule C - Agency Comments  
Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)  
None

**Staff Recommendations:**  
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96 the following conditions have been recommended:

	Department/Agency	Condition
1	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:Brandon.bell@vaughan.ca">Brandon.bell@vaughan.ca</a>	That Site Development Application File DA.20.011 be approved to the satisfaction of the Development Planning Department

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.



## Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

## Notice to Public

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting at [vaughan.ca/LiveCouncil](http://vaughan.ca/LiveCouncil) To make an electronic deputation, residents must contact the Committee of Adjustment no later than **noon** on the last business prior to the day of the scheduled hearing (see above for contact details).

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**For further information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

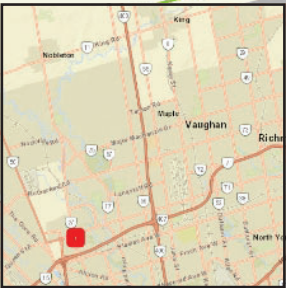
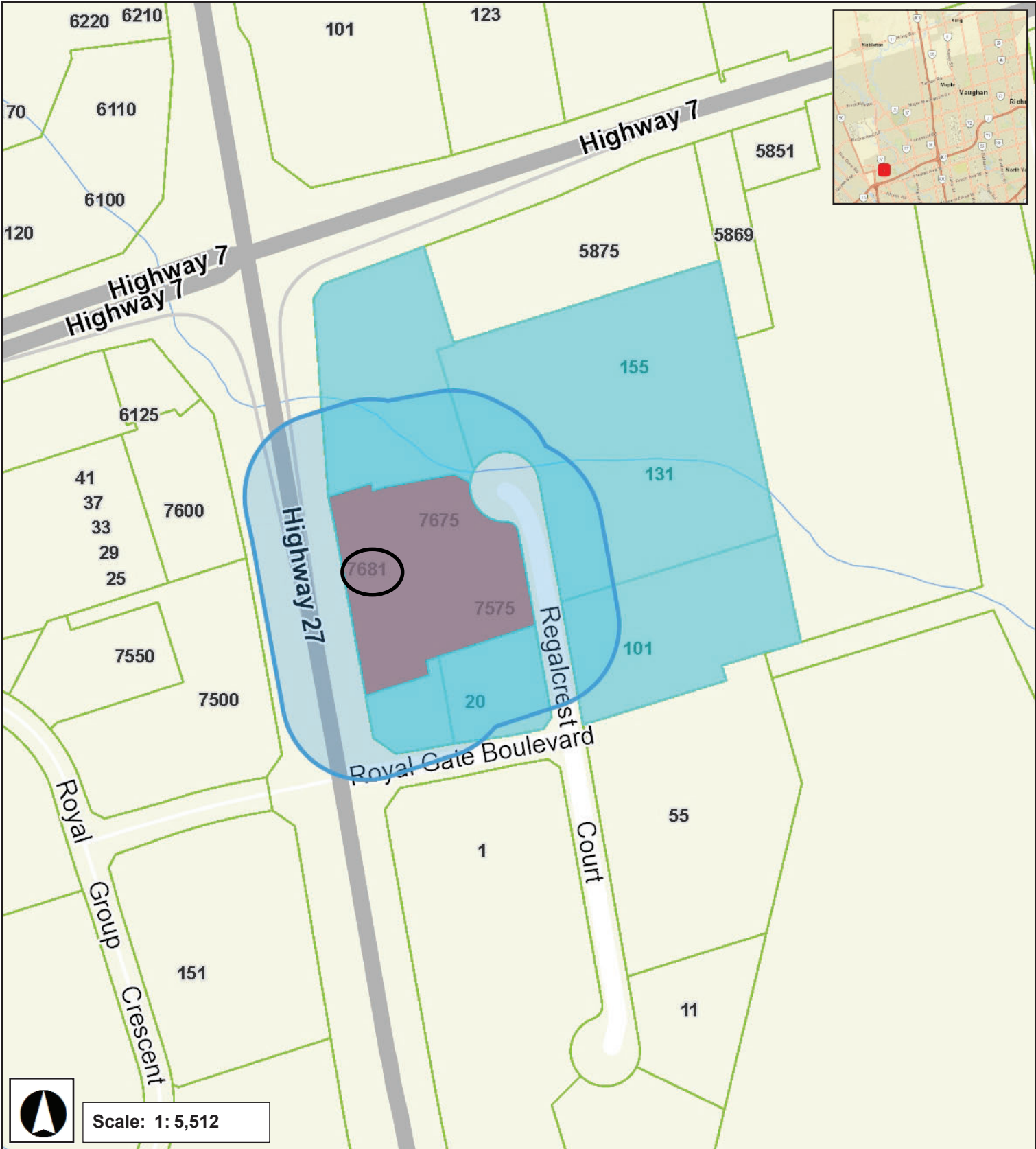
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map  
Plans & Sketches



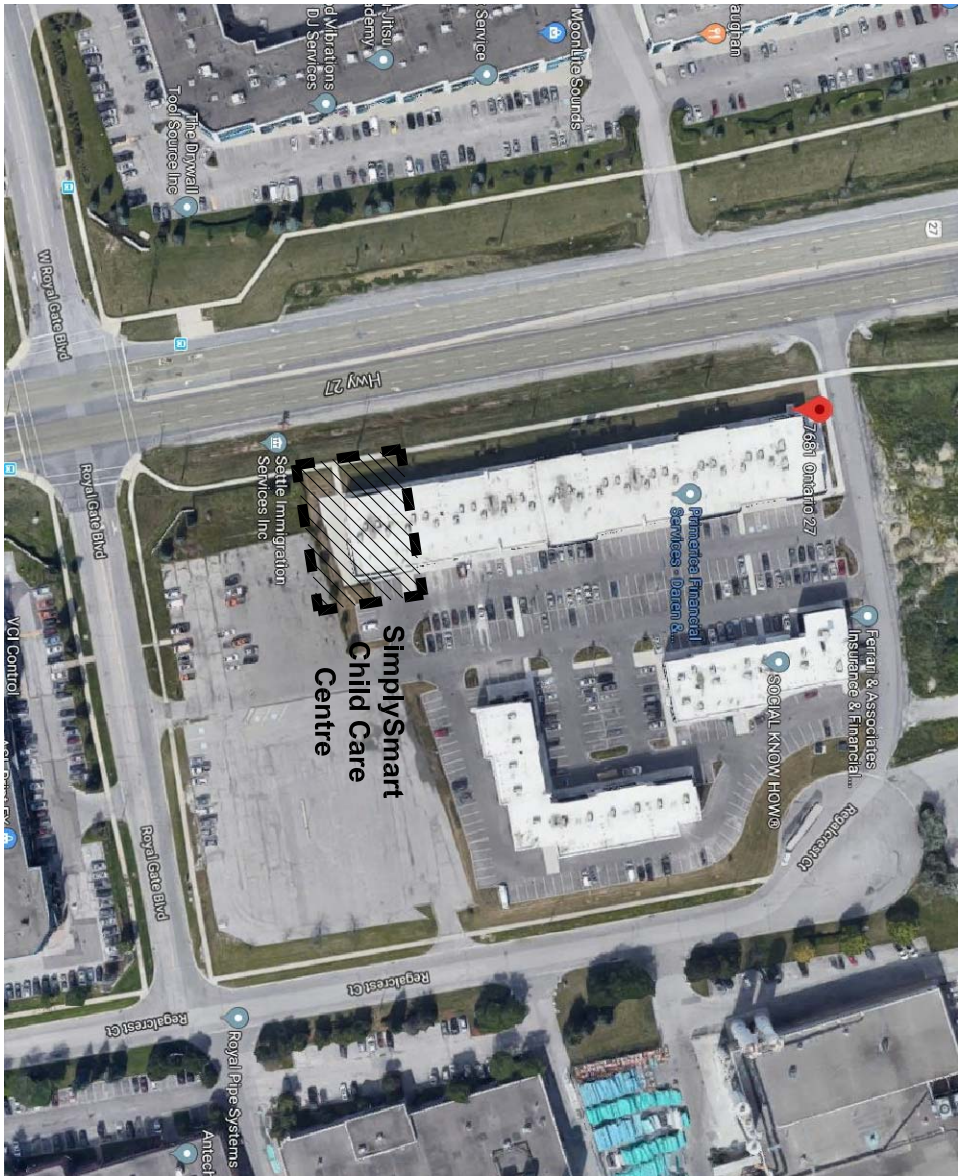
# LOCATION MAP - A037/20

7681 HIGHWAY 27, VAUGHAN



Scale: 1: 5,512





KEY PLAN

SCALE: NTS

EXISTING SITE STATISTICS:

PARCEL AREA:	18,286.0 m <sup>2</sup> (96,826.86 SQ.FT.)
TOTAL FOOTPRINT:	5,236 M <sup>2</sup> (56,362 SQ.FT.)
LOT COVERAGE:	28.63%
BUILDING AREAS: FOOTPRINT	
BLDG. A	3,058 m <sup>2</sup> (32,917 SQ.FT.)
BLDG. B	953 m <sup>2</sup> (10,258 SQ.FT.)
BLDG. C	1,225 m <sup>2</sup> (13,187 SQ.FT.)
TOTAL =	5,236 m <sup>2</sup> (56,362 SQ.FT.)
LANDSCAPE:	2,582.59 m <sup>2</sup> (27,799.68 SQ.FT.)
COVERAGE (LANDSCAPE) =	14.12 %
UNITS:	
BLDG. A	19
BLDG. B	8
BLDG. C	11
SNOW STORAGE AREA:	- 405.7M2
(2.21% OF LOT AREA)	

LOT A: (G.F.A.)	
BLDG. A	
GROUND	
REST. -	236 m <sup>2</sup> (2,540 SQ.FT.)
RETAIL -	1,556 m <sup>2</sup> (16,749 SQ.FT.)
2ND FL.	
OFFICE -	1,640 m <sup>2</sup> (17,653 SQ.FT.)
BLDG. B	
GROUND	
RETAIL -	819 M <sup>2</sup> (8,816 SQ.FT.)
OFFICE -	134 M <sup>2</sup> (1,442 SQ. FT)
2ND FL.	
OFFICE -	953 M <sup>2</sup> (10,258 SQ.FT.)
BLDG. C	
GROUND	
282 m <sup>2</sup>	(3,036 SQ.FT.)
MEZZANINE	
OFFICE -	139 m <sup>2</sup> (1,491 SQ.FT.)
OFFICE -	421 m <sup>2</sup> (4,527 SQ.FT.)
TOTAL G.F.A. =	5,759 m <sup>2</sup> (61,986 SQ.FT.)

LOT B: (G.F.A.)	
BLDG. A	
GROUND	
REST. -	734 m <sup>2</sup> (7,901 SQ.FT.)
OFFICE -	532 m <sup>2</sup> (5,726 SQ.FT.)
2ND FL.	
OFFICE -	1,266 m <sup>2</sup> (13,627 SQ.FT.)
BLDG. C	
GROUND	
- 943 m <sup>2</sup>	(10,151 SQ.FT.)
MEZZANINE -	448 m <sup>2</sup> (4,827 SQ.FT.)
INDUSTRIAL -	1,391 m <sup>2</sup> (14,978 SQ.FT.)
TOTAL G.F.A. =	3,923 m <sup>2</sup> (42,232 SQ.FT.)
20% RETAIL -	794 m <sup>2</sup> (7,901 SQ.FT.)
RESTO GFA:	
RESTO -	236.0 m <sup>2</sup>
PROPOSED PATIO -	107.80 m <sup>2</sup> = 46%
BIKE RACK:	
12 RINGS - INVERTED 'U' BIKE RACK	
(FOR 24 BIKES)	

G.F.A.	
BLDG. A	
-REST.	236 m <sup>2</sup> (2,540 SQ.FT.)
-GROUND	2,822 m <sup>2</sup> (30,376 SQ.FT.)
-2ND	2,906 m <sup>2</sup> (31,280 SQ.FT.)
	5,964 m <sup>2</sup> (64,196 SQ.FT.)
BLDG. B	
-GROUND	953 m <sup>2</sup> (10,258 SQ.FT.)
	953 m <sup>2</sup> (10,258 SQ.FT.)
	1,906 m <sup>2</sup> (20,516 SQ.FT.)
BLDG. C	
-GROUND	1,225 m <sup>2</sup> (13,187 SQ.FT.)
-MEZZ.	587 m <sup>2</sup> (6,318 SQ.FT.)
	1,812 m <sup>2</sup> (19,505 SQ.FT.)
TOTAL =	9,682 m <sup>2</sup> (104,217 SQ.FT.)
USES:	
RESTO	2,445% 236 m <sup>2</sup> 2,540 SQ.FT.
RETAIL	32.11% 3,109 m <sup>2</sup> 33,466 SQ.FT.
OFFICE	51.08% 4,946 m <sup>2</sup> 53,233 SQ.FT.
INDUSTRIAL	14.37% 1,391 m <sup>2</sup> 14,978 SQ.FT.
	9,682 m <sup>2</sup> 104,217 SQ.FT.

PARKING:	
PARKING REQUIRED AS PER AMENDING SITE SPECIFIC BY-LAW 105-2015 @ 2.94 SPACES PER 100 m <sup>2</sup> GFA	= 285 SPACES
TOTAL PARKING PROVIDED =	279 CARS
INCLUDES TOTAL 8 ACCESSIBLE PARKING TYPE 'A' - 4 NOS TYPE 'B' - 4 NOS.	
PARKING SHORTFALL =	6 SPACES
41% OF WHICH THE ANCILLARY, RETAIL IN LOT 'B' DOES NOT EXCEED 20% OF G.F.A. OR 1000 m <sup>2</sup>	

Giancarlo Garofano Architect Inc.  
www.garofano.ca

872 Dupont Street Suite 309  
Toronto, ON M5T 1G5  
Tel: 416.531.1255  
Fax: 416.531.4733  
e: garofano@bellnet.ca

THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.  
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

Consultant  
Address  
Phone  
Fax  
Email

LOT COVERAGE  
= 28.63%

DA #: DA.14.060 (RELATED FILE: Z14.035)



No.	Description	Date
1.	Issued for PAC Review	13.05.31
2.	Issued for Client Review	13.10.09
3.	Issued for Client Review	13.10.29
4.	Issued for Client Review	13.11.22
5.	Issued to Consultants	14.04.20
6.	Issued for Client Review	14.05.28
7.	Issued for PAC	14.06.19
8.	Issued for SPA	14.06.12
9.	Issued for SPA	14.11.22
10.	Revised for SPA	14.04.24
11.	Issued for Consultants	14.01.29
12.	Revised for SPA	14.03.17
13.	Re-issued as per Planning Dept. Comments	15.03.24
14.	Issued for Consultants	15.04.24
15.	Issued for Consultants	15.06.11
16.	Re-issued as per City SPA Comments	15.06.31
17.	Re-issued as per New Policy Signage location	15.07.13
18.	Revised per city comments	15.10.09
19.	Revised per city comments	15.11.03
20.	Revised per city comments	15.11.06
21.	Hydrip pad location revised	15.11.10
22.	BUILDING STATISTICS - BLDG-C-EXP	15.11.30
23.	BUILDING STATISTICS - BLDG-C-EXP	15.12.08
24.	OUTDOOR PATIO	15.01.28
25.	BUILDING STATISTICS - BLDG C-EXP	16.01.19
26.	ISSUED FOR REVISED SPA	16.01.28
27.	REVISED CITY COMMENTS & RESUBMITTED	16.04.21

7681, 7675, 7575  
HIGHWAY 27  
Proposed Industrial Development  
City of Vaughan, Ontario

SITE PLAN & STATISTICS

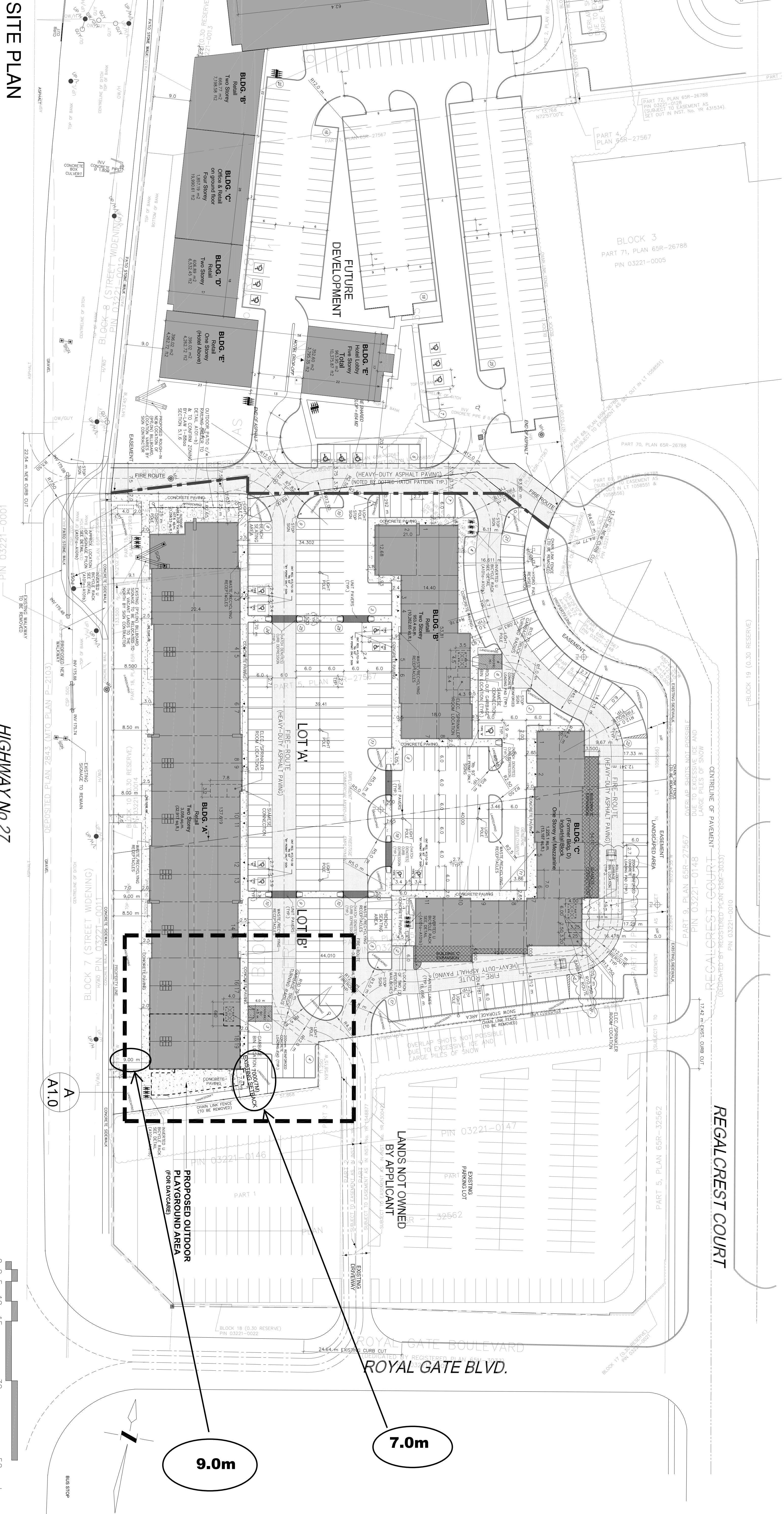
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Scale as noted

SITE PLAN

SCALE: 1:500





DEPOSITED PLAN 2790 (MTO PLAN P-1716-4)

DEPOSITED PLAN 2843 (MTO PLAN P-2103)  
PIN 83221-0001

DEPOSITED PLAN 5551  
(MTO PLAN P-2103-35)

MTD PLAN P-2103)  
1-0001

BLOCK 2  
PIN 03221-0127  
PART 73, PLAN 65R-26788

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BLOCK 3  
PART 71, PLAN 65R-26768  
PIN 03221-0005

PIN 03221-0005

TOPOGRAPHIC PLAN OF  
BLOCK 1,  
BLOCK 12 (0.30 RESERVE) AND  
PART OF BLOCK 10 (0.30 RESERVE)  
REGISTERED PLAN 65M-3033 AND  
PART OF LOT 5, CONCESSION 8  
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:500

SCALE 1:500

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## NOTES

CB	■	DENOTES	CATCH BASIN
MH	⊙	DENOTES	MANHOLE
UP	●	DENOTES	UTILITY POLE
L		DENOTES	LIGHT
H		DENOTES	HYDRO
OW		DENOTES	OVERHEAD WIRE
Ø		DENOTES	ROUND
GUY	—○	DENOTES	GUY WIRE/POLE
INV	⌒	DENOTES	CULVERT INVERT

ALL BOUNDARY AND PLAN INFORMATION SHOWN ON THIS TOPOGRAPHIC PLAN  
HAS BEEN COMPILED FROM REGISTRY OFFICE RECORDS

## BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO  
CITY OF VAUGHAN BM No. 50-2  
HAVING A PUBLISHED ELEVATION OF 157.221 METRES

CONTOUR INTERVAL 0.50m

### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED ON THIS TOPOGRAPHIC PLAN  
WAS COMPLETED ON THE 18th DAY OF FEBRUARY, 2014

DATE: FEBRUARY 28, 2014

  
OSHIR N. DZALDOV  
ONTARIO LAND SURVEYOR

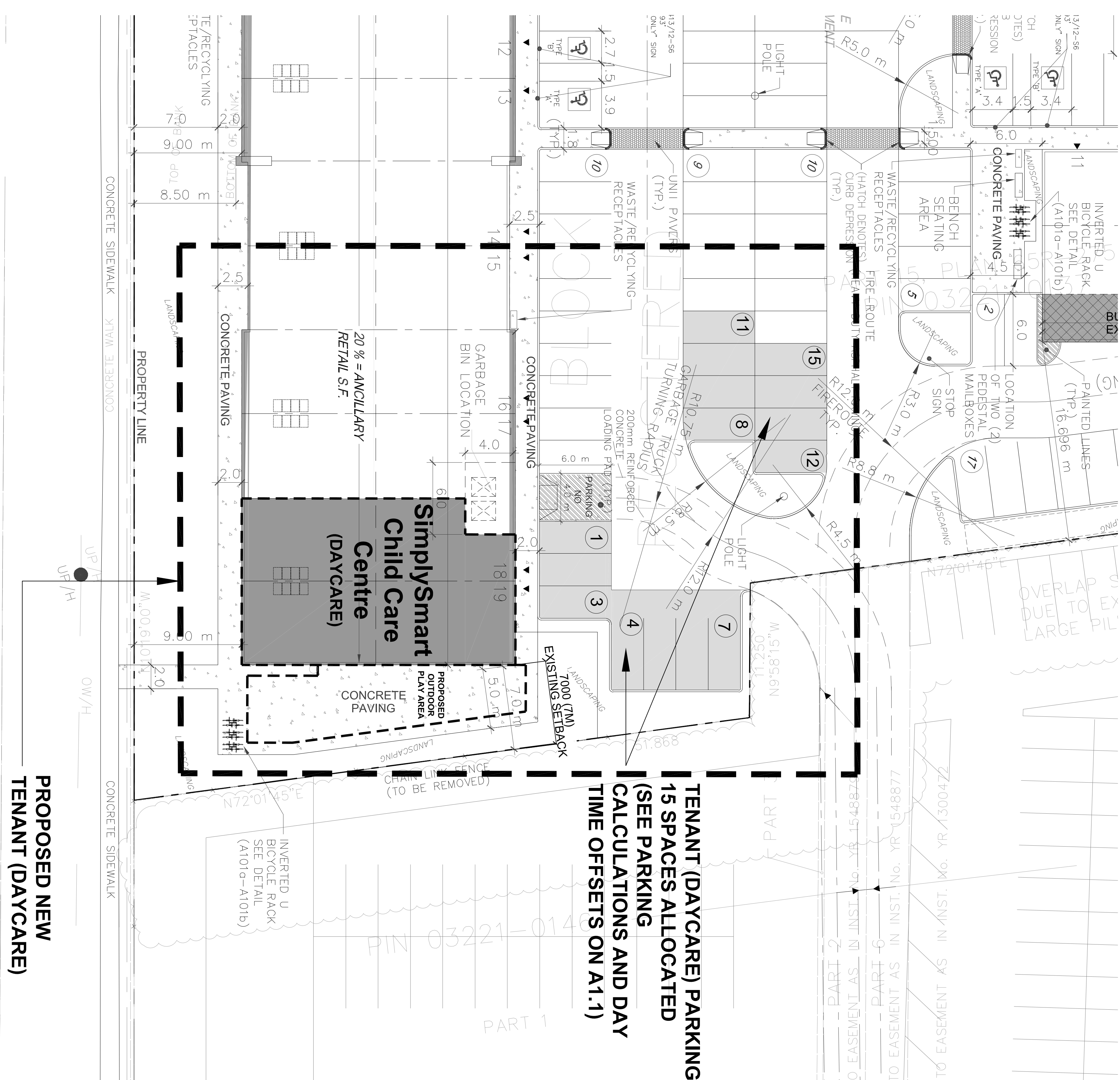


SCHAEFFER DZALDOV BENNETT LTD.  
ONTARIO LAND SURVEYORS

64 JARDIN DRIVE		CONCORD, ONTARIO L4K 3P3		TEL.(416)-987-0101
DRAWN: SAMI	CHECKED	SCALE 1 : 500	JOB No.14-004-01	



# SimplySmart Child Care Centre



## PARTIAL SITE PLAN-DETAIL A

SCALE: 1:200

## NOTES:

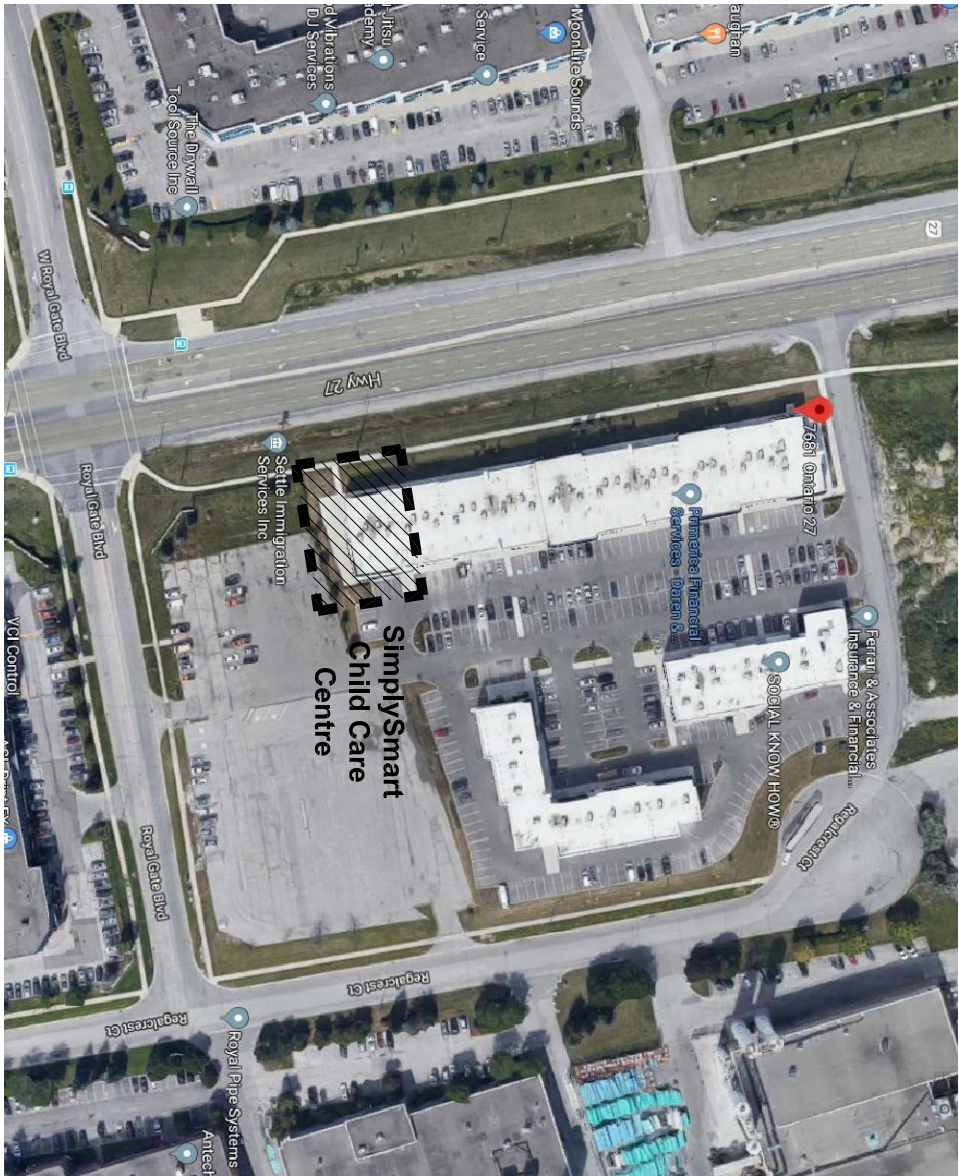
- NON COMBUSTIBLE
- CORE SLAB 2ND FLOOR WITH 1 HR FIRE RESISTANCE MINIMUM
- FIRE RATED BEAMS AND COLUMNS
- EXISTING FIRE SEPARATION BETWEEN 17(RETAIL/OFFICE) & 18 (DAYCARE), (SEE A1.3 FOR DETAILS)

DATA MATRIX:

Location: Block 18 & 19-Building A, 7681 Highway 27, City Of Vaughan, ON, L4L 8P3 Date: January 8, 2020					
Ontario Building Code Data Matrix Part 10 – Change of Use					Building Code Reference <sup>1</sup>
10.00	Building Code Version:	O. Reg. 332/12	Last Amendment	O. Reg. 191/14	
10.01	Project Type:	<input checked="" type="checkbox"/> Change of use			[A] 11.2
10.02	Major Occupancy Classification:	Description: Group D/E/A2 Office, Retail & Restaurant to A2 Childcare Occupancy Use New A2 Childcare Existing D/E/A2 Office, Retail & Restaurant			3.12.1(1)
10.03	Superimposed Major Occupancies:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Description: Group D Office			3.2.2.7.
10.04	Building Height	2 Storeys above grade 8 (m) Above grade 0 Storeys below grade			[A] 14.1.2. & 3.2.1.1.
10.05	Number of Streets/ Firefighter access	2			3.2.2.10. & 3.2.5.
10.06	Building Size	<input type="checkbox"/> Small <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Large <input type="checkbox"/> > Large			T 11.2.1.1.B-N.
10.07	Existing Building Classification:	Change in Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable (no change of major occupancy) Construction Index-5: Non-combustible–Basement 45/ Floor 45/ Roof 0 Hazard Index-4: Childcare Medium Importance Category: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster			T 11.2.1.1A T 11.2.1.1B to N 4.2.1(3) 5.2.2.1(2)
10.08	Occupant Load	Floor Level/Area Type	Occupancy Based On	Occupant Load (Persons)	3.1.17.
		Ground Floor A2 Design regulated by the Ministry of children and Youth Service			65
10.09	Reduction in Performance Level:	Structural floor framing system: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Structural roof framing system: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Early warning and evacuation system: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Change in use/major occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Hazard Index : Construction Index: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Change to Residential occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Multiple occupancy fire separations: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Non-compliance with 3.1.3.2. or 9.10.9.12. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Change to sanitary flow/discharge Use changed to retirement home <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Other : <input type="checkbox"/> No <input type="checkbox"/> Yes			10.3.2.2(1) 10.3.2.2(1) 10.3.2.2(3) 10.3.2.2(4) 10.3.2.2(5) 10.3.2.2(7) 10.3.2.2(9) 10.3.2.2(10) 10.3.2.2(11) 10.3.2.2(12)
10.10	Compliance Alternatives Proposed:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			11.5.1.
10.11	Notes:				11.5.1.
	Notes/ additional notes as needed				

[illegible]





## KEY PLAN

SCALE: NTS

### EXISTING SITE STATISTICS:

PARCEL AREA:	18,286.0 m <sup>2</sup> (96,826.86 SQ.FT.)
TOTAL FOOTPRINT:	5,236 M <sup>2</sup> (56,362 SQ.FT.)
LOT COVERAGE:	28.63%
BUILDING AREAS: FOOTPRINT	
BLDG. A	3,058 m <sup>2</sup> (32,917 SQ.FT.)
BLDG. B	953 m <sup>2</sup> (10,258 SQ.FT.)
BLDG. C	1,225 m <sup>2</sup> (13,187 SQ.FT.)
TOTAL =	5,236 m <sup>2</sup> (56,362 SQ.FT.)
LANDSCAPE:	2,582.59 m <sup>2</sup> (27,799.68 SQ.FT.)
COVERAGE (LANDSCAPE) =	14.12 %
UNITS:	
BLDG. A	19
BLDG. B	8
BLDG. C	11
SNOW STORAGE AREA:	- 405.7M2
(2.21% OF LOT AREA)	

LOT A: (G.F.A.)	
BLDG. A	
GROUND	
REST. -	236 m <sup>2</sup> (2,540 SQ.FT.)
RETAIL -	1,556 m <sup>2</sup> (16,749 SQ.FT.)
2ND FL.	
OFFICE -	1,640 m <sup>2</sup> (17,653 SQ.FT.)
BLDG. B	
GROUND	
RETAIL -	819 M <sup>2</sup> (8,816 SQ.FT.)
OFFICE -	134 M <sup>2</sup> (1,442 SQ. FT)
2ND FL.	
OFFICE -	953 M <sup>2</sup> (10,258 SQ.FT.)
BLDG. C	
GROUND	
282 m <sup>2</sup>	(3,036 SQ.FT.)
MEZZANINE	
OFFICE -	139 m <sup>2</sup> (1,491 SQ.FT.)
OFFICE -	421 m <sup>2</sup> (4,527 SQ.FT.)
TOTAL G.F.A. =	5,759 m <sup>2</sup> (61,986 SQ.FT.)

LOT B: (G.F.A.)	
BLDG. A	
GROUND	
REST. -	734 m <sup>2</sup> (7,901 SQ.FT.)
OFFICE -	532 m <sup>2</sup> (5,726 SQ.FT.)
2ND FL.	
OFFICE -	1,266 m <sup>2</sup> (13,627 SQ.FT.)
BLDG. C	
GROUND	
- 943 m <sup>2</sup>	(10,151 SQ.FT.)
MEZZANINE -	448 m <sup>2</sup> (4,827 SQ.FT.)
INDUSTRIAL -	1,391 m <sup>2</sup> (14,978 SQ.FT.)
TOTAL G.F.A. =	3,923 m <sup>2</sup> (42,232 SQ.FT.)
20% RETAIL -	794 m <sup>2</sup> (7,901 SQ.FT.)
RESTO GFA:	
RESTO -	236.0 m <sup>2</sup>
PROPOSED PATIO -	107.80 m <sup>2</sup> = 46%
BIKE RACK:	
12 RINGS - INVERTED 'U' BIKE RACK	
(FOR 24 BIKES)	

G.F.A.	
BLDG. A	
-REST.	236 m <sup>2</sup> (2,540 SQ.FT.)
-GROUND	2,822 m <sup>2</sup> (30,376 SQ.FT.)
-2ND	2,906 m <sup>2</sup> (31,280 SQ.FT.)
	5,964 m <sup>2</sup> (64,196 SQ.FT.)
BLDG. B	
-GROUND	953 m <sup>2</sup> (10,258 SQ.FT.)
-2ND	953 m <sup>2</sup> (10,258 SQ.FT.)
	1,906 m <sup>2</sup> (20,516 SQ.FT.)
BLDG. C	
-GROUND	1,225 m <sup>2</sup> (13,187 SQ.FT.)
-MEZZ.	587 m <sup>2</sup> (6,318 SQ.FT.)
	1,812 m <sup>2</sup> (19,505 SQ.FT.)
TOTAL =	9,682 m <sup>2</sup> (104,217 SQ.FT.)
USES:	
RESTO	2,445 236 m <sup>2</sup> 2,540 SQ.FT
RETAIL	32,117 3,109 m <sup>2</sup> 33,466 SQ.FT
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PARKING:	
PARKING REQUIRED AS PER AMENDING SITE SPECIFIC BY-LAW 105-2015 @ 2.94 SPACES PER 100 m <sup>2</sup> GFA	= 285 SPACES
TOTAL PARKING PROVIDED =	279 CARS
INCLUDES TOTAL 8 ACCESSIBLE PARKING TYPE 'A' - 4 NOS TYPE 'B' - 4 NOS.	
PARKING SHORTFALL =	6 SPACES
41% OF WHICH THE ANCILLARY, RETAIL IN LOT 'B' DOES NOT EXCEED 20% OF G.F.A. OR 1000 m <sup>2</sup>	

Giancarlo Garofalo Architect Inc.  
www.garofalo.ca

872 Dupont Street Suite 309  
Toronto, ON M5T 1B5  
Tel: 416.531.1255  
Fax: 416.531.4733  
e: garofalo@bellnet.ca

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Address  
Phone  
Fax  
Email

DA #: DA.14.060 (RELATED FILE: Z14.035)



No.	Description	Date
1.	Issued for PAC Review	13.05.31
2.	Issued for Client Review	13.10.09
3.	Issued for Client Review	13.10.29
4.	Issued for Client Review	13.11.22
5.	Issued to Consultants	14.04.20
6.	Issued for Client Review	14.05.28
7.	Issued for PAC	14.06.19
8.	Issued for SPA	14.06.12
9.	Revised for SPA	14.11.22
10.	Issued for SPA	14.04.24
11.	Issued for SPA	14.01.29
12.	Re-issued as per Planning Dept. Comments	15.03.17
13.	Issued for Consultants	15.04.24
14.	Revised per city comments	15.06.11
15.	Re-issued as per City SPA Comments	15.06.31
16.	Revised per city comments	15.07.13
17.	Revised per city comments	15.10.09
18.	Revised per city comments	15.11.03
19.	Revised per city comments	15.11.06
20.	Revised per city comments	15.11.10
21.	Revised per city comments	15.11.20
22.	Revised per city comments	15.12.08
23.	Revised per city comments	15.01.29
24.	Revised per city comments	15.01.29
25.	Revised per city comments	15.01.29
26.	Revised per city comments	15.01.29
27.	Revised per city comments	15.01.29

7681, 7675, 7575  
HIGHWAY 27  
Proposed Industrial Development  
City of Vaughan, Ontario

### SITE PLAN & STATISTICS

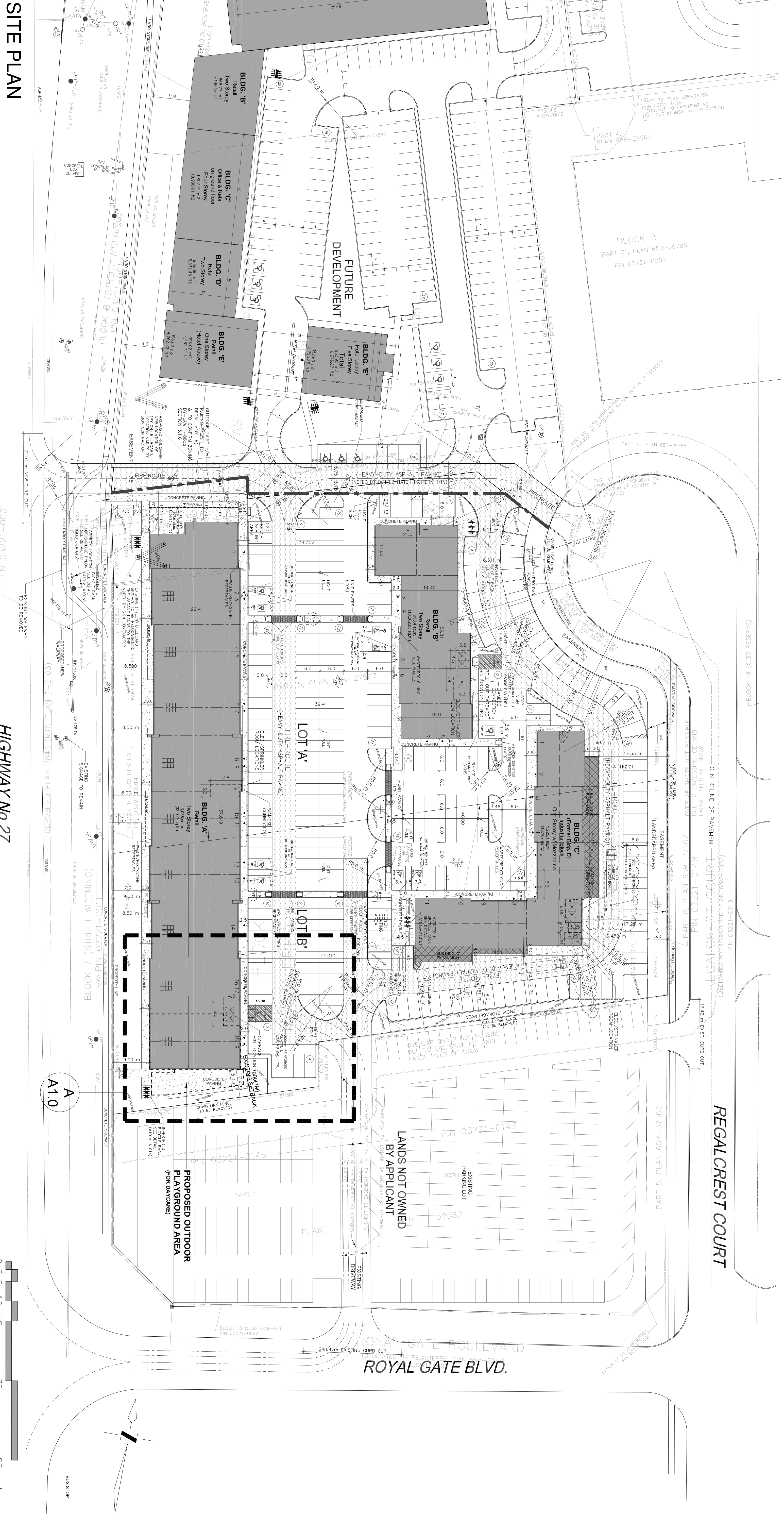
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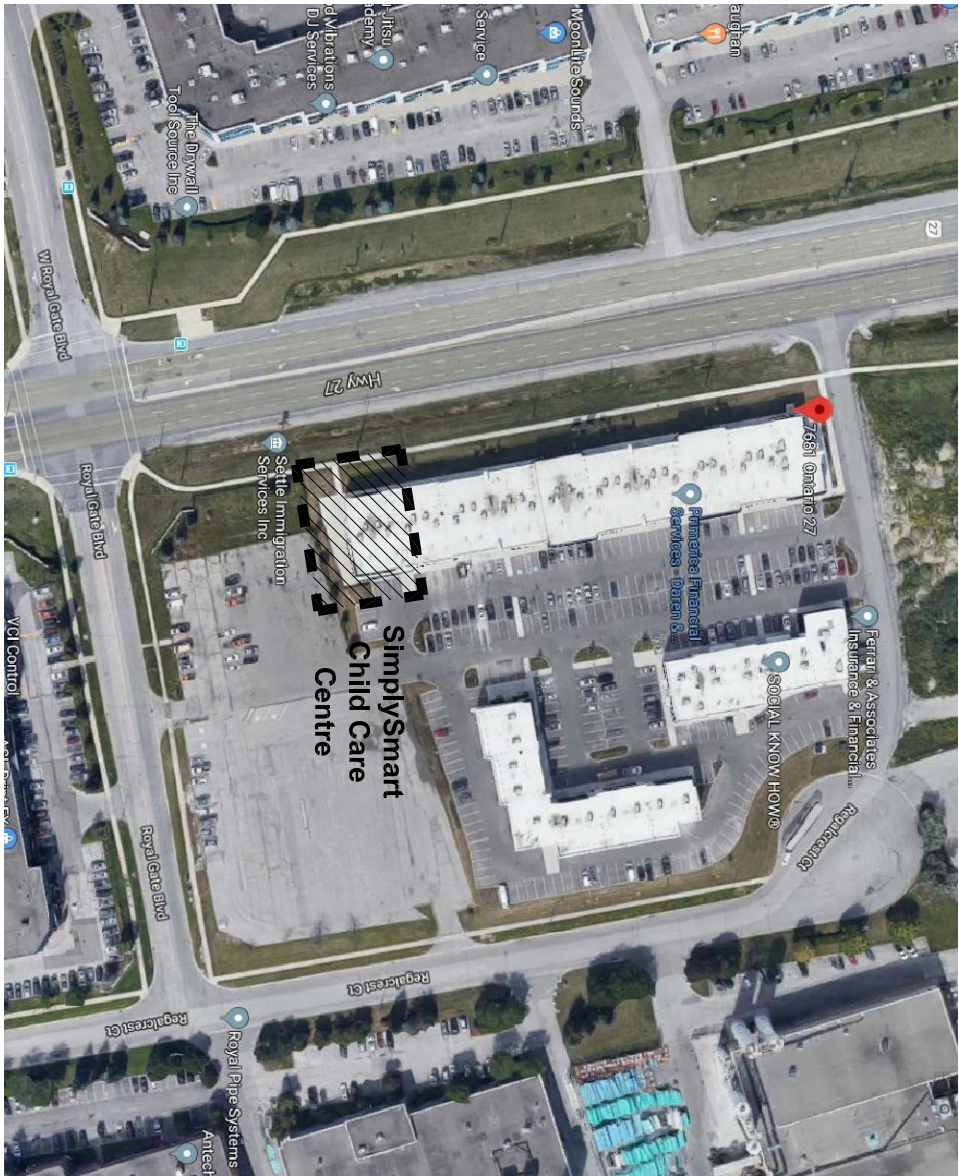
Scale as noted

## SITE PLAN

SCALE: 1:500







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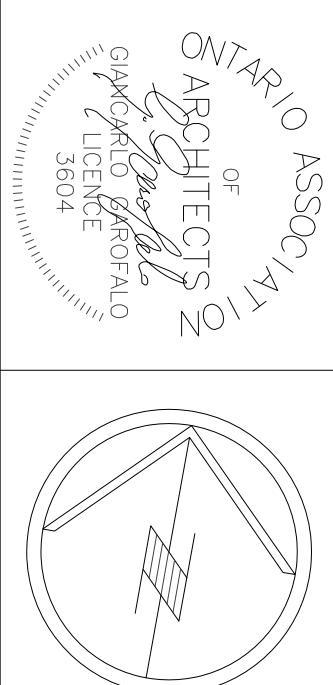
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12.	Revised for SPA	14.01.29
13.	Revised for SPA	14.01.29
14.	Revised for SPA	14.01.29
15.	Revised for SPA	14.01.29
16.	Revised for SPA	14.01.29
17.	Revised for SPA	14.01.29
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19.	Revised for SPA	14.01.29
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7681, 7675, 7575  
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Project number  
Date  
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Checked by

A0.0

Scale as noted

## SITE PLAN

SCALE: 1:500

HIGHWAY No 27

REGALCREST COURT

ROYAL GATE BLVD.

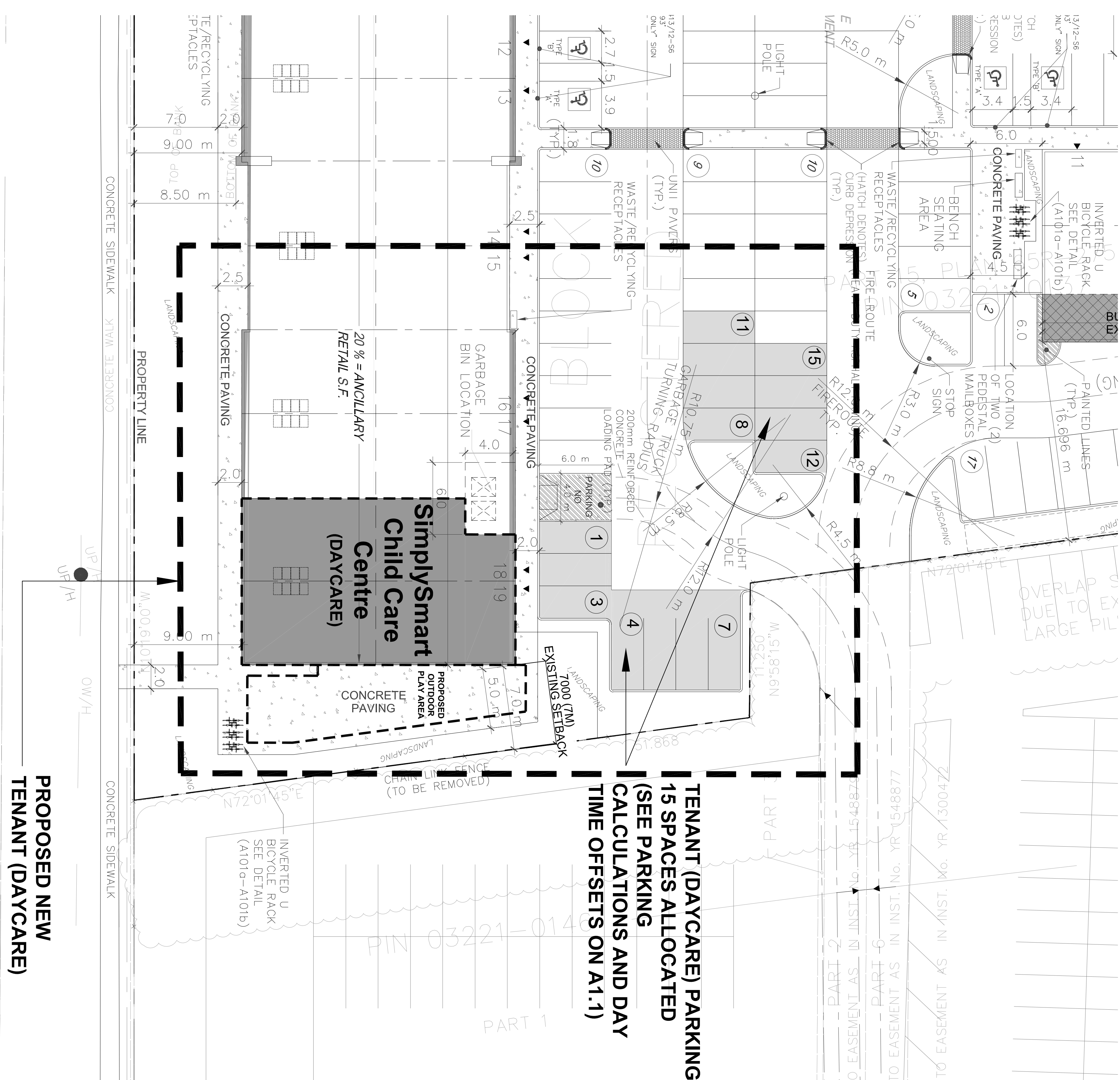
LANDS NOT OWNED BY APPLICANT

PROPOSED OUTDOOR PLAYGROUND AREA (FOR DAYCARE)

A1.0



# SimplySmart Child Care Centre



## PARTIAL SITE PLAN-DETAIL A

SCALE: 1:200

## NOTES:

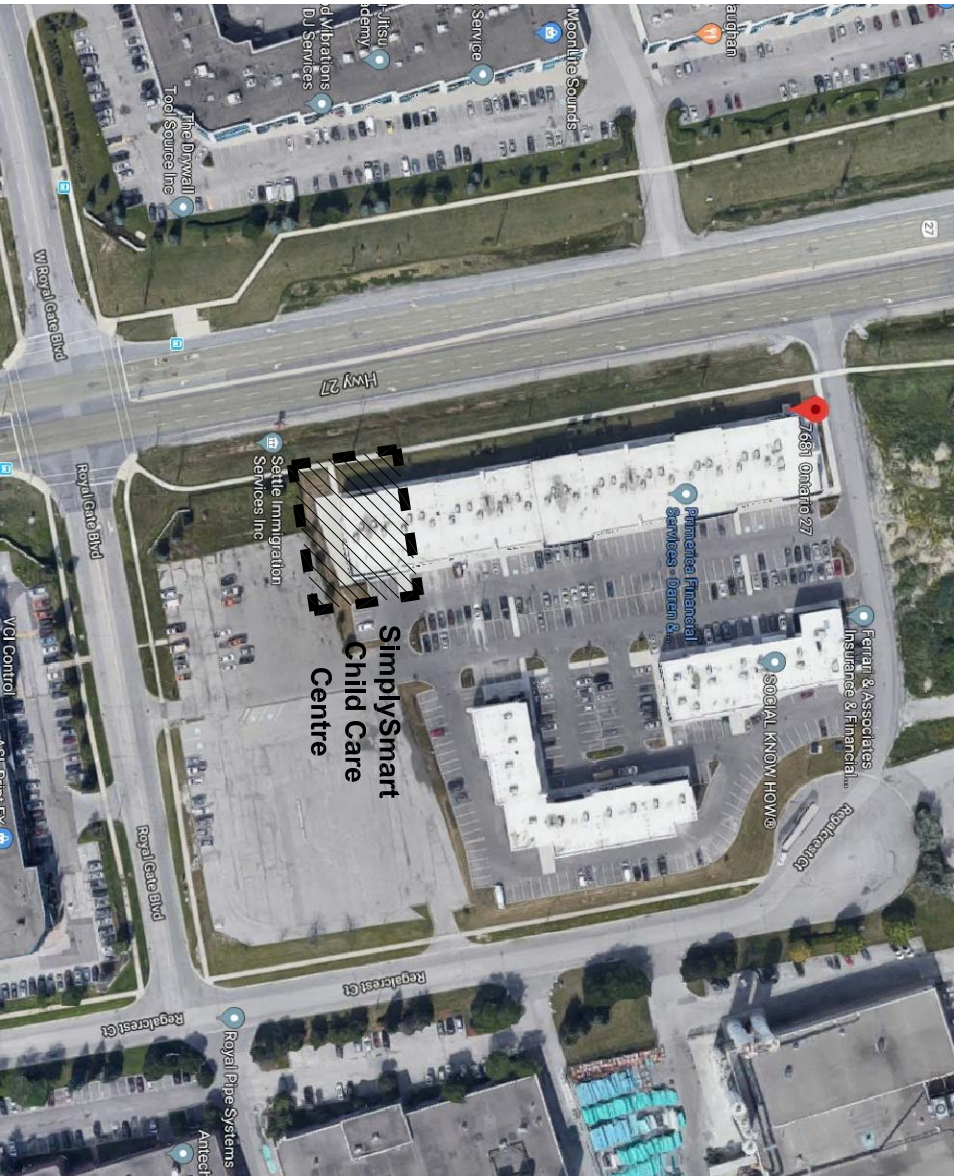
- NON COMBUSTIBLE
- CORE SLAB 2ND FLOOR WITH 1 HR FIRE RESISTANCE MINIMUM
- FIRE RATED BEAMS AND COLUMNS
- EXISTING FIRE SEPARATION BETWEEN 17(RETAIL/OFFICE) & 18 (DAYCARE), (SEE A1.3 FOR DETAILS)

DATA MATRIX:

Location: Block 18 & 19-Building A, 7681 Highway 27, City Of Vaughan, ON, L4L 8P3 Date: January 8, 2020					
Ontario Building Code Data Matrix Part 10 – Change of Use					Building Code Reference <sup>1</sup>
10.00	Building Code Version:	O. Reg. 332/12	Last Amendment	O. Reg. 191/14	
10.01	Project Type:	<input checked="" type="checkbox"/> Change of use			[A] 11.2
10.02	Major Occupancy Classification:	Description: Group D/E/A2 Office, Retail & Restaurant to A2 Childcare Occupancy Use New A2 Childcare Existing D/E/A2 Office, Retail & Restaurant			3.12.1(1)
10.03	Superimposed Major Occupancies:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Description: Group D Office			3.2.2.7.
10.04	Building Height	2 Storeys above grade 8 (m) Above grade 0 Storeys below grade			[A] 14.1.2. & 3.2.1.1.
10.05	Number of Streets/ Firefighter access	2			3.2.2.10. & 3.2.5.
10.06	Building Size	<input type="checkbox"/> Small <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Large <input type="checkbox"/> > Large			T 11.2.1.1.B.-N.
10.07	Existing Building Classification:	Change in Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable (no change of major occupancy) Construction Index-5: Non-combustible–Basement 45/ Floor 45/ Roof 0 Hazard Index-4: Childcare Medium Importance Category: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster			T 11.2.1.1A T 11.2.1.1B to N 4.2.1(3) 5.2.2.1(2)
10.08	Occupant Load	Floor Level/Area Type	Occupancy Based On	Occupant Load (Persons)	3.1.17.
		Ground Floor A2	Design regulated by the Ministry of children and Youth Service	65	
10.09	Reduction in Performance Level:	Structural floor framing system: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Structural roof framing system: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Early warning and evacuation system: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Change in use/major occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Hazard Index : Construction Index: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Change to Residential occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Multiple occupancy fire separations: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Non-compliance with 3.1.3.2. or 9.10.9.12. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Change to sanitary flow/discharge Use changed to retirement home Other : <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Yes			10.3.2.2.(1) 10.3.2.2.(1) 10.3.2.2.(3) 10.3.2.2.(4) 10.3.2.2.(5) 10.3.2.2.(7) 10.3.2.2.(9) 10.3.2.2.(10) 10.3.2.2.(11) 10.3.2.2.(12)
10.10	Compliance Alternatives Proposed:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			11.5.1.
10.11	Notes:				11.5.1.
Notes: additional notes as needed					

[illegible]





## KEY PLAN

SCALE: NTS

### EXISTING SITE STATISTICS:

PARCEL AREA:	18,286.0 m <sup>2</sup> (96,826.86 SQ.FT.)
TOTAL FOOTPRINT:	5,236 M <sup>2</sup> (56,362 SQ.FT.)
LOT COVERAGE:	28.63%
BUILDING AREAS: FOOTPRINT	
BLDG. A	3,058 m <sup>2</sup> (32,917 SQ.FT.)
BLDG. B	953 m <sup>2</sup> (10,258 SQ.FT.)
BLDG. C	1,225 m <sup>2</sup> (13,187 SQ.FT.)
TOTAL =	5,236 m <sup>2</sup> (56,362 SQ.FT.)
LANDSCAPE:	2,582.59 m <sup>2</sup> (27,799.68 SQ.FT.)
COVERAGE (LANDSCAPE) =	14.12 %
UNITS:	
BLDG. A	19
BLDG. B	8
BLDG. C	11
SNOW STORAGE AREA:	- 405.7M2
(2.21% OF LOT AREA)	

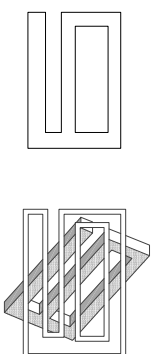
LOT A: (G.F.A.)	
BLDG. A	
GROUND	
REST. -	236 m <sup>2</sup> (2,540 SQ.FT.)
RETAIL -	1,556 m <sup>2</sup> (16,749 SQ.FT.)
2ND FL.	
OFFICE -	1,640 m <sup>2</sup> (17,653 SQ.FT.)
BLDG. B	
GROUND	
RETAIL -	819 M <sup>2</sup> (8,816 SQ.FT.)
OFFICE -	134 M <sup>2</sup> (1,442 SQ. FT)
2ND FL.	
OFFICE -	953 M <sup>2</sup> (10,258 SQ.FT.)
BLDG. C	
GROUND	
282 m <sup>2</sup>	(3,036 SQ.FT.)
MEZZANINE	
OFFICE -	139 m <sup>2</sup> (1,491 SQ.FT.)
OFFICE -	421 m <sup>2</sup> (4,527 SQ.FT.)
TOTAL G.F.A. =	5,759 m <sup>2</sup> (61,986 SQ.FT.)

LOT B: (G.F.A.)	
BLDG. A	
GROUND	
REST. -	734 m <sup>2</sup> (7,901 SQ.FT.)
OFFICE -	632 m <sup>2</sup> (6,726 SQ.FT.)
2ND FL.	
OFFICE -	1,266 m <sup>2</sup> (13,627 SQ.FT.)
BLDG. C	
GROUND	
- 943 m <sup>2</sup>	(10,151 SQ.FT.)
MEZZANINE	- 448 m <sup>2</sup> (4,827 SQ.FT.)
INDUSTRIAL -	1,391 m <sup>2</sup> (14,978 SQ.FT.)
TOTAL G.F.A. =	3,923 m <sup>2</sup> (42,232 SQ.FT.)
20% RETAIL -	794 m <sup>2</sup> (7,901 SQ.FT.)
RESTO GFA:	
RESTO -	236.0 m <sup>2</sup>
PROPOSED PATIO -	107.80 m <sup>2</sup> = 46%
BIKE RACK:	
12 RINGS - INVERTED 'U' BIKE RACK	
(FOR 24 BIKES)	

G.F.A.	
BLDG. A	
-REST.	236 m <sup>2</sup> (2,540 SQ.FT.)
-GROUND	2,822 m <sup>2</sup> (30,376 SQ.FT.)
-2ND	2,906 m <sup>2</sup> (31,280 SQ.FT.)
	5,964 m <sup>2</sup> (64,196 SQ.FT.)
BLDG. B	
-GROUND	953 m <sup>2</sup> (10,258 SQ.FT.)
-2ND	1,906 m <sup>2</sup> (20,516 SQ.FT.)
	1,225 m <sup>2</sup> (13,187 SQ.FT.)
BLDG. C	
-GROUND	587 m <sup>2</sup> (6,318 SQ.FT.)
-MEZZ.	1,812 m <sup>2</sup> (19,505 SQ.FT.)
	1,225 m <sup>2</sup> (13,187 SQ.FT.)
TOTAL =	9,682 m <sup>2</sup> (104,217 SQ.FT.)
USES:	
RESTO	2,445 236 m <sup>2</sup> 2,540 SQ.FT
RETAIL	32,117 3,109 m <sup>2</sup> 33,466 SQ.FT
OFFICE	51,087 4,946 m <sup>2</sup> 53,233 SQ.FT
INDUSTRIAL	14,377 1,391 m <sup>2</sup> 14,978 SQ.FT
	9,682 m <sup>2</sup> 104,217 SQ.FT

PARKING:	
PARKING REQUIRED AS PER AMENDING SITE SPECIFIC BY-LAW 105-2015 @ 2.94 SPACES PER 100 m <sup>2</sup> GFA	= 285 SPACES
TOTAL PARKING PROVIDED =	279 CARS
INCLUDES TOTAL 8 ACCESSIBLE PARKING TYPE 'A' - 4 NOS TYPE 'B' - 4 NOS.	
PARKING SHORTFALL =	6 SPACES
41% OF WHICH THE ANCILLARY, RETAIL IN LOT 'B' DOES NOT EXCEED 20% OF G.F.A. OR 1000 m <sup>2</sup>	

Giancarlo Garofalo Architect Inc.  
www.garofalo.ca

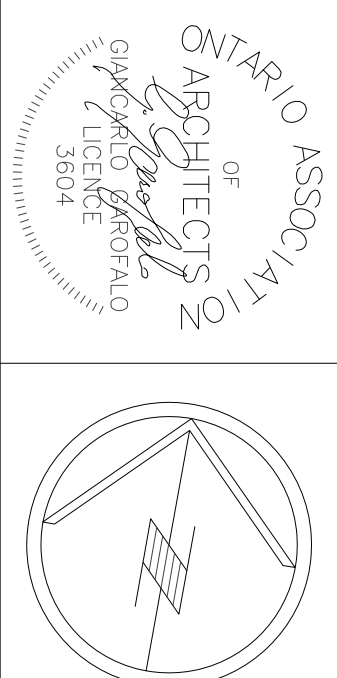


872 Dupont Street Suite 309  
Toronto, ON M5T 1B5  
Tel: 416.531.1255  
E: garofalo@bellnet.ca

THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.  
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

Consultant  
Address  
Phone  
Fax  
Email

DA #: DA.14.060 (RELATED FILE: Z14.035)



No.	Description	Date
1.	Issued for PAC Review	13.05.31
2.	Issued for Client Review	13.10.09
3.	Issued for Client Review	13.10.29
4.	Issued for Client Review	13.11.22
5.	Issued to Consultants	14.04.20
6.	Issued for Client Review	14.05.28
7.	Issued for PAC	14.06.19
8.	Issued for SPA	14.06.12
9.	Revised for SPA	14.11.27
10.	Issued for SPA	14.04.24
11.	Issued for SPA	14.01.29
12.	Re-issued as per Planning Dept. Comments	14.03.17
13.	Re-issued for Consultants	15.04.24
14.	Re-issued for Consultants	15.06.11
15.	Re-issued as per City SPA Comments	15.06.31
16.	Re-issued as per New Policy Signage location	15.07.13
17.	Revised per city comments	15.10.09
18.	Revised per city comments	15.11.03
19.	Revised per city comments	15.11.06
20.	Revised per city comments	15.11.10
21.	Revised per city comments	15.11.20
22.	Revised per city comments	15.11.20
23.	Revised per city comments	15.11.20
24.	Revised per city comments	15.11.20
25.	Revised per city comments	15.11.20
26.	Revised per city comments	15.11.20
27.	Revised per city comments	15.11.20

7681, 7675, 7575  
HIGHWAY 27  
Proposed Industrial Development  
City of Vaughan, Ontario

## SITE PLAN & STATISTICS

Project number  
Date  
Drawn by  
Checked by

A0.0

Scale as noted

## SITE PLAN

SCALE: 1:500

HIGHWAY No 27

REGALCREST COURT

ROYAL GATE BLVD.

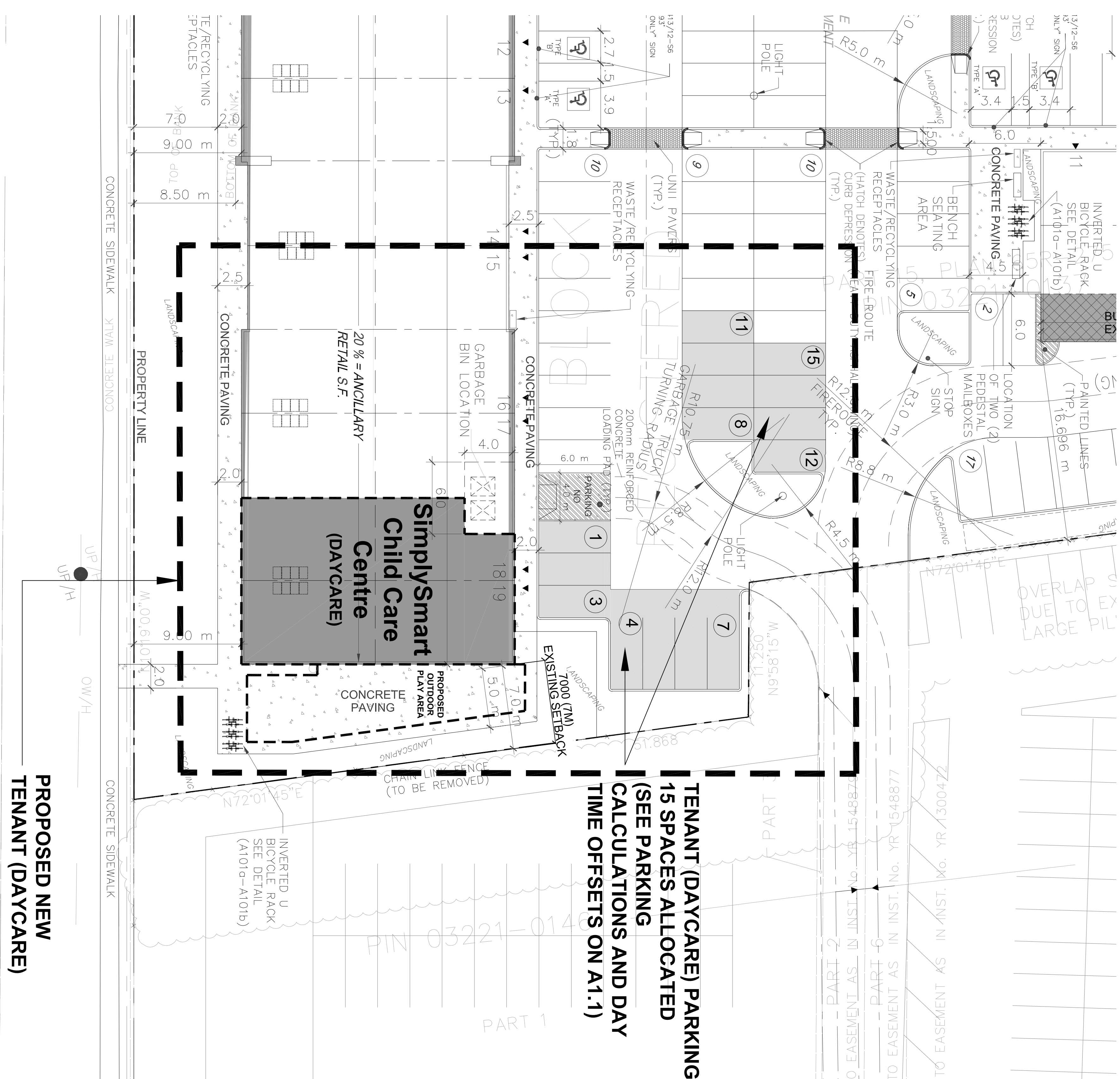
LANDS NOT OWNED  
BY APPLICANT

PROPOSED OUTDOOR  
PLAYGROUND AREA  
(FOR DAYCARE)

A1.0



# SimplySmart Child Care Centre



# PARTIAL SITE PLAN-DETAIL A

SCALE: 1:200

## NOTES:

- NON COMBUSTIBLE
- CORE SLAB 2ND FLOOR WITH 1 HR FIRE RESISTANCE MINIMUM
- FIRE RATED BEAMS AND COLUMNS
- EXISTING FIRE SEPARATION BETWEEN 17(RETAIL/OFFICE) & 18 (DAYCARE), (SEE A1.3 FOR DETAILS)

DATA MATRIX:

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10.02	Major Occupancy Classification:	Description: Group D/E/A2 Office, Retail & Restaurant to A2 Childcare Occupancy Use New A2 Childcare Existing D/E/A2 Office, Retail & Restaurant			3.1.2.(1)
10.03	Superimposed Major Occupancies:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Description: Group D Office			3.2.2.7.
10.04	Building Height	2 Storeys above grade 8 (m) Above grade 0 Storeys below grade			[A] 1.4.1.2. & 3.2.1.1.
10.05	Number of Streets/ Firefighter access	2			3.2.2.10. & 3.2.5.
10.06	Building Size	<input type="checkbox"/> Small <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Large <input type="checkbox"/> > Large			T 11.2.1.1.B.-N.
10.07	Existing Building Classification:	Change in Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable (no change of major occupancy) Construction Index-5: Non-combustible- Basement 45/ Floor 45/ Roof 0 Hazard Index-4: Childcare Medium Importance Category: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster			T 11.2.1.1A T 11.2.1.1B to N 4.2.1.(3), 5.2.2.1.(2)
10.08	Occupant Load	Floor Level/Area Type Ground Floor A2	Occupancy Based On Design regulated by the Ministry of children and Youth Service	Occupant Load (Persons) 65	3.1.17.
10.09	Reduction in Performance Level:	Structural floor framing system: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Structural roof framing system: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Early warning and evacuation system: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Change in use/major occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Hazard Index : Construction Index: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Change to Residential occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Multiple occupancy fire separations: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Non-compliance with 3.1.3.2. or 9.10.9.12. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Change to sanitary flow/discharge Use changed to retirement home <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Other : <input type="checkbox"/> No <input type="checkbox"/> Yes			10.3.2.2.(1) 10.3.2.2.(1) 10.3.2.2.(3) 10.3.2.2.(4) 10.3.2.2.(5) 10.3.2.2.(7) 10.3.2.2.(9) 10.3.2.2.(10) 10.3.2.2.(11) 10.3.2.2.(12)
10.10	Compliance Alternatives Proposed:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			11.5.1.
10.11	Notes:				11.5.1.
Insert additional notes as needed					

[illegible]



SimplySmart Child Care Centre

1. LEGAL DESCRIPTION

NAME : SIMPLYSMART CHILDL CARE CENTRE  
ADDRESS : 7681 HIGHWAY 27, CITY OF VAUGHAN, ONTARIO  
BLOCK 18 & 19, BUILDING A, PART 16- PLAN 6SR-27/57  
CURRENT ZONING : C7  
PROPOSE USE: GROUP A2 - DAYCARE CENTER

2. COVERAGE

SITE AREA: 18,286 SQ.M/196,828.86 SF  
BUILDING A AREA: 3,058 SQ.M./32,917 SF  
DAYCARE COVERAGE: 301 SQ.M/3,237 SF

3. SETBACKS

ALL SETBACKS MAINTAINED AS EXISTING. NO ADDITION TO BLDG.  
NO CHANGES TO FOOTPRINT OR GFA UNDER THIS APPLICATION.

4. BUILDING CLASSIFICATION

PROPOSED BUILDING CLASSIFICATION:  
- USE AND OCCUPANCY: GROUP A2 - DAYCARE CENTRE-SPRINKLER

5. OCCUPANCY LOAD

\* PROPOSED OCCUPANCY LOAD: DAYCARE CENTER  
- BASED ON DESIGN REGULATED BY THE MINISTRY OF CHILDREN AND YOUTH SERVICES  
TOTAL PROPOSED OCCUPANCY LOAD:  
NO. OF CHILDREN: 56 (SEE BREAKDOWN BELOW)  
NO. OF CLASSROOM STAFF: 8 (SEE BREAKDOWN BELOW)  
NO. OF ADPL SUPPORT STAFF: 2  
STUDENT AGE GROUP NO. OF STUDENTS RECD CLASS STAFF

TODDLER (18m-30m)	15	3 (1per5)
PRESCHOOL (31m-36m)	40	5 (1per8)
TOTALS	55 students	8 class staff

6. WASHROOMS

OBC TABLE 3.7.3.1:(DAYCARE CENTER) 1 WASHROOM/10 KIDS  
TOTAL STUDENTS: 55

STUDENT AGE GROUP	NO. OF STUDENTS	REQUIRED W/C
TODDLER (18m-30m)	15	2
PRE SCHOOL(30m-50m)	40	4
TOTAL	55 KIDS	6 W/C

TOTAL EMPLOYEES: 10 STAFF  
TOTAL W/C REQUIRED: 2 WASHROOM  
TOTAL W/C PROVIDED: 2 STAFF WASHROOM (1 STANDARD & 1 UNIVERSAL)

7. PARKING REQUIREMENT FOR UNIT 18 & 19

EXISTING PARKING AS FOR BUILDING PERMIT (SEE PAGE A0.0)

TYPE OF USE	MINIMUM PARKING REQUIRED	PROVIDED
EATING ESTABLISHMENT/ RESTAURANT	16 SPACES/100 m2 GFA	GFA= 236 m2= 38 SPACES
OUTDOOR RESTAURANT PATIO	16 SPACES/100 m2 GFA	GFA= 107 m2= 18 SPACES
RETAIL/OFFICE	3.5 m2/100 m2 GFA	GFA= 65 m2 = 3 SPACES

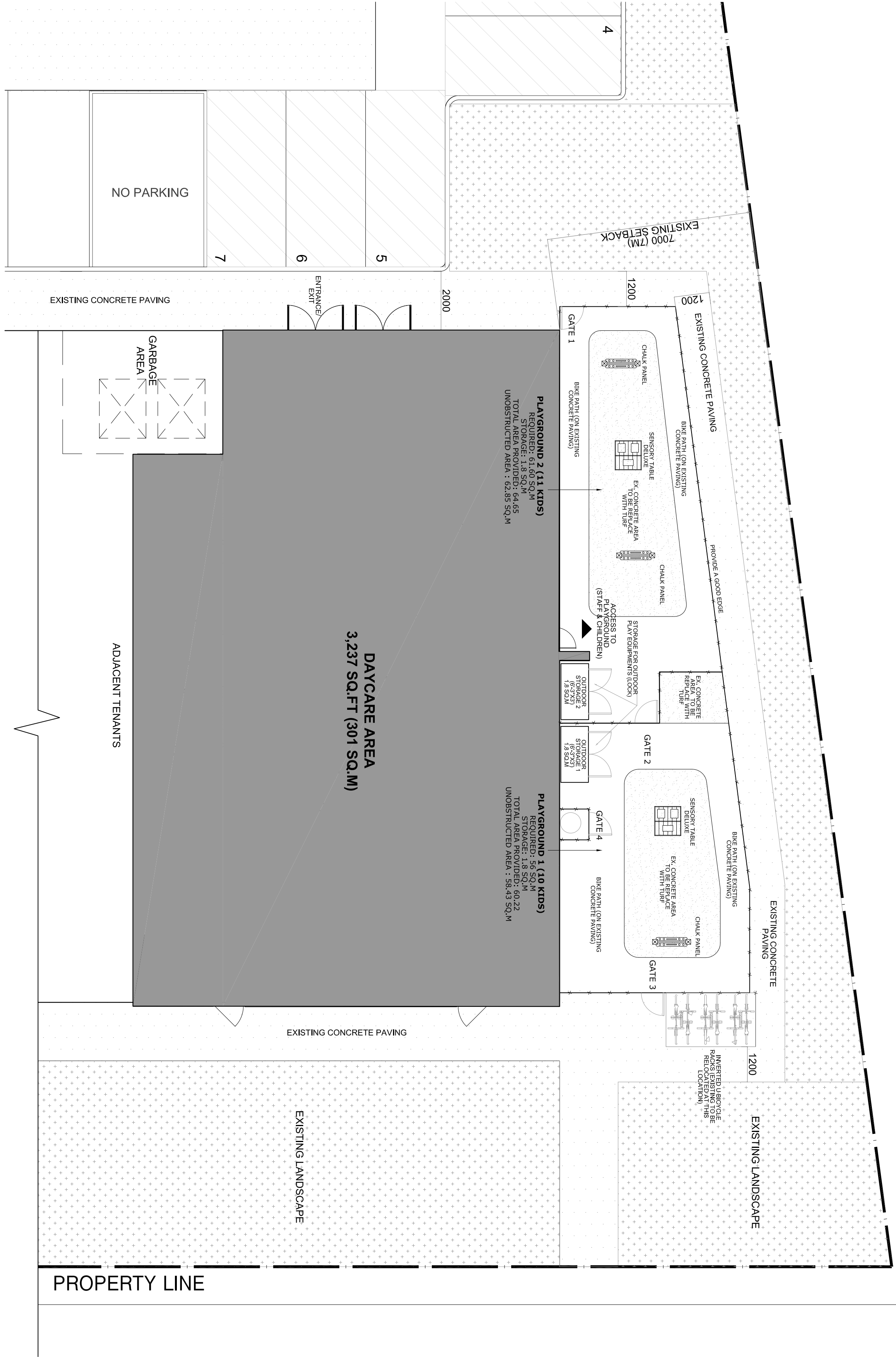
PARKING PROVIDED:		
TYPE OF USE	MINIMUM PARKING REQUIRED	PROVIDED
DAYCARE	1.5 SPACE PER EMPLOYEE	10 EMPLOYEE= 15 SPACES

PARKING STANDARDS FOR MIXED USE DEVELOPMENT IN THE CORPORATE CENTRE ZONE:

PERCENT OF PEAK PERIOD PARKING DEMAND (WEEKLY)			
TIME PERIOD			
	MORNING	NOON	AFTERNOON EVENING
LAND USE			
BUSINESS AND PROFESSIONAL OFFICE	100	90	95
RETAIL STORES	65	90	80
EATING ESTABLISHMENT	20	100	30
DAYCARE	100	60	100
			0

8. EXITS

DAYCARE CENTRE  
MIN. EXITS REQD: 2  
EXITS PROVIDED: 2



PARTIAL SITE PLAN- DETAIL B  
SCALE: 1:100



SIZE: 6'-3"(W) X 3'(D)X 6'(H)

OUTDOOR STORAGE FOR TOYS  
(WESTERN RED CEDAR FINISH TO MATCH FENCE MATERIAL)

TOTAL AREA OF PLAYGROUND (EXCLUDING STORAGE): 118 SQ.M (1270 SQ.FT)  
PERIMETER OF THE FENCE (INCLUDING DIVISION) : 49.76 M  
CAPACITY:

REGULAR CAPACITY		OPTIONAL CAPACITY	
CLASSROOM 1	TODDLERS	15	CLASSROOM 1
CLASSROOM 1	PRESCHOOL	24	CLASSROOM 1
CLASSROOM 1	PRESCHOOL	16	CLASSROOM 1
TOTAL KIDS		55	TOTAL KIDS

PLAYGROUND ROTATION ( REGULAR CAPACITY) :

ROTATION 1		ROTATION 2		ROTATION 3	
PLAYGROUND 1 (10 KIDS) REQ: 56 SQ.M PROV.: 56.80 SQ.M	PLAYGROUND 2 (11 KIDS) REQ: 61.60 SQ.M PROV.: 62.25 SQ.M	PLAYGROUND 1 (10 KIDS) REQ: 56 SQ.M PROV.: 56.80 SQ.M	PLAYGROUND 2 (11 KIDS) REQ: 61.60 SQ.M PROV.: 62.25 SQ.M	PLAYGROUND 1 (10 KIDS) REQ: 56 SQ.M PROV.: 56.80 SQ.M	PLAYGROUND 2 (11 KIDS) REQ: 61.60 SQ.M PROV.: 62.25 SQ.M
CLASS 1 (10 KIDS)	CLASS 2 (11 KIDS)	CLASS 1 (5 KIDS)	CLASS 2 (10 KIDS)	CLASS 2 (3 KIDS) + CLASS 3 (6 KIDS)	CLASS 3 (11 KIDS)
MORNING					
8.30am - 9.30am	8.30am - 9.30am	9.30am -10.30am	9.30am -10.30am	10.30am - 11.30am	10.30am - 11.30am
AFTERNOON					
2.00pm - 3.00pm	2.00pm - 3.00pm	3.00pm - 4.00pm	3.00pm - 4.00pm	4.00pm - 5.00pm	4.00pm - 5.00pm

PLAYGROUND ROTATION ( OPTIONAL CAPACITY) :

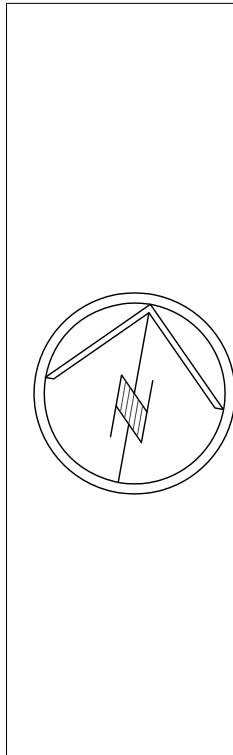
ROTATION 1		ROTATION 2		ROTATION 3	
PLAYGROUND 1 (10 KIDS) REQ: 56 SQ.M PROV.: 56.80 SQ.M	PLAYGROUND 2 (11 KIDS) REQ: 61.60 SQ.M PROV.: 62.25 SQ.M	PLAYGROUND 1 (10 KIDS) REQ: 56 SQ.M PROV.: 56.80 SQ.M	PLAYGROUND 2 (11 KIDS) REQ: 61.60 SQ.M PROV.: 62.25 SQ.M	PLAYGROUND 1 (10 KIDS) REQ: 56 SQ.M PROV.: 56.80 SQ.M	PLAYGROUND 2 (11 KIDS) REQ: 61.60 SQ.M PROV.: 62.25 SQ.M
CLASS 1 (10 KIDS)	CLASS 3 (10 KIDS)	CLASS 1 (5 KIDS) + CLASS 3 (5 KIDS)	CLASS 2 (10 KIDS)	CLASS 2 (10 KIDS)	CLASS 2 (4 KIDS)
MORNING					
8.30am - 9.30am	8.30am - 9.30am	9.30am -10.30am	10.30am - 11.30am	10.30am - 11.30am	
AFTERNOON					
2.00pm - 3.00pm	2.00pm - 3.00pm	3.00pm - 4.00pm	3.00pm - 4.00pm	4.00pm - 5.00pm	4.00pm - 5.00pm

Revisions:

No.	Date:	Particular:	By:
1	OCT 30/19	Issued for Client review	HOK
2	NOV 19/19	Issued for Ministry approval	HOK
3	JAN 02 2020	Issued for Ministry approval	HOK
4	JAN 08 2020	Issued for PPR	HOK
5	JAN 13 2020	ISSUED FOR M/E CONSULTANT	HOK
6	JAN 20 2020	ISSUED FOR BUILDING PERMIT	HOK
7	FEB 25 2020	COST AND CONSTRUCTION	HOK
8	APR 06 2020	REVISION AS PER URBAN DESIGN SECTION	HOK

Drawing Issue:

Date: Particular: By:

Drawings and specifications are instruments of service are the property of Romanov Romanov Architects Inc., the copyright in the same being reserved to them. No reproduction may be made without the permission of Romanov Romanov Architects Inc., and this drawing must not be copied. All rights to be returned. The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancy to Romanov Romanov Architects Inc., adjacent units bearing no responsibility for the building purpose and signed and sealed by the professional.

Seals:



375 PARKSIDE DRIVE, TORONTO, ONTARIO, CANADA  
M6R 2Z6, tel: (416) 766-8720, fax: (416) 766-8700

Project: SimplySmart Child Care Centre

7681 HIGHWAY 27, CITY OF VAUGHAN, ONTARIO, L4L 1P3

Sheet Title:

PROPOSED PARTIAL SITE PLAN, FENCE DETAIL & STATISTICS

Design: Drawn: Approved:

AR HOK AR

Comm. No: 19-127 Sheet No: A1.1







**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

**YRSCP 1351 – Condo Board Authorization**

April 27, 2020

York Region Standard Condominium Corporation No. 1351  
7681, 7575 & 7675 Highway 27  
Vaughan, ON  
L4L 8P3



RE: unit 18 & 19

To whom it may concern:

**RE: Approved designated use**

This is to confirm that York Region Standard Condominium Corporation No. 1351, on behalf of the Board of Directors, approved the use of a daycare facility to operate in units 18 & 19. The use of a daycare was approved in consensus by the Board of Directors in December 2019.

We trust that the contents of this letter are clear.

Yours truly,

A handwritten signature in black ink, appearing to read "Vito Peragine".

Vito Peragine  
Atrens Management Group Inc.

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections



**COMMENTS:**

- ☐ We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒ We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐ We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

**References:**

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Attwala, Pravina

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**Subject:** FW: RESPONSE: A037/20 (7681 Highway 27, Unit 18, Vaughan ) - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

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**From:** Development Services <developmentservices@york.ca>

**Sent:** May-06-20 3:16 PM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>

**Subject:** [External] RESPONSE: A037/20 (7681 Highway 27, Unit 18, Vaughan ) - REQUEST FOR COMMENTS (Vaughan Committee of Adjustment)

Good afternoon Pravina,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Best,

*Gabrielle*

Gabrielle Hurst mcip rpp | Associate Planner, Community Planning and Development Services | Corporate Services  
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877 464 9675 ext 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)